

In re:  
Kairi E. Gould  
Debtor

Case No. 18-18076-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Mar 24, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 26, 2021:

Recip ID	Recipient Name and Address
db	+ Kairi E. Gould, 1802 West Erie Avenue, Philadelphia, PA 19140-3523
	+ KML Law Group, P.C., Suite 5000-BNY Independence Center, 701 Market Street, Philadelphia, PA 19106-1541

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 26, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 24, 2021 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor AURORA FINANCIAL GROUP INC. andrew.spivack@brockandscott.com, wbecf@brockandscott.com
BRAD J. SADEK	on behalf of Debtor Kairi E. Gould brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor FREEDOM MORTGAGE CORPORATION bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
JEROME B. BLANK	on behalf of Creditor Aurora Financial Group INC paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor FREEDOM MORTGAGE CORPORATION paeb@fedphe.com
JEROME B. BLANK	

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on behalf of Creditor AURORA FINANCIAL GROUP INC. paeb@fedphe.com

REBECCA ANN SOLARZ

on behalf of Creditor FREEDOM MORTGAGE CORPORATION bkgroup@kmlawgroup.com

ROBERT J. DAVIDOW

on behalf of Creditor Aurora Financial Group INC robert.davidow@phelanhallinan.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor FREEDOM MORTGAGE CORPORATION paeb@fedphe.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 11

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Kairi E. Gould

Debtor(s)

FREEDOM MORTGAGE CORPORATION

v.

Kairi E. Gould

and

William C. Miller Esq.

Trustee

Chapter 13

NO. 18-18076 amc

**ORDER**

AND NOW, this            day of            , 2021 upon the filing of a Certification of Default by the Moving Party in accordance with the Stipulation of the parties approved on September 28, 2020 it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), is modified to allow FREEDOM MORTGAGE CORPORATION and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 1800-02 W ERIE AVE PHILADELPHIA, PA 19140.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



**Date: March 24, 2021**

\_\_\_\_\_  
United States Bankruptcy Judge.

cc: See attached service list

Kairi E. Gould  
1802 West Erie Avenue  
Philadelphia, PA 19140

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

Brad J. Sadek Esq.  
1315 Walnut Street  
Suite 502  
Philadelphia, PA 19107

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532